

151.0

0001

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

767,900 / 767,900

767,900 / 767,900

767,900 / 767,900

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 39 |        | CEDAR AVE, ARLINGTON  |

| OWNERSHIP |                | Unit #: |
|-----------|----------------|---------|
| Owner 1:  | FRANK HOLGER C |         |
| Owner 2:  |                |         |
| Owner 3:  |                |         |

|           |                 |
|-----------|-----------------|
| Street 1: | 39 CEDAR AVENUE |
| Street 2: |                 |

|          |           |
|----------|-----------|
| Twn/Cty: | ARLINGTON |
| St/Prov: | MA        |
| Postal:  | 02476     |

|                |                  |
|----------------|------------------|
| PREVIOUS OWNER |                  |
| Owner 1:       | FRANK ALISON P - |
| Owner 2:       | FRANK HOLGER C - |

|           |                 |
|-----------|-----------------|
| Street 1: | 39 CEDAR AVENUE |
| Twn/Cty:  | ARLINGTON       |
| St/Prov:  | MA              |
| Postal:   | 02476           |

|  |  |
|--|--|
| NARRATIVE DESCRIPTION  |  |
| This parcel contains 6,221 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 2190 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|        |          |
|--------|----------|
| Amount | Com. Int |
|        |          |

|                  |           |
|------------------|-----------|
| PROPERTY FACTORS |           |
| Item             | Code      |
| Z                | R1        |
| o                | SINGLE FA |
| n                | 100       |
| Census:          | water     |
| Flood Haz:       | Sewer     |
| D                | Electri   |
| s                | Exempt    |
| t                |           |

|        |   |       |
|--------|---|-------|
| Topo   | 1 | Level |
| Street |   |       |
| Gas:   |   |       |

|                                   |                    |
|-----------------------------------|--------------------|
| LAND SECTION (First 7 lines only) |                    |
| Use                               | Description        |
| Code                              | LUC Fact           |
| No of Units                       | Depth / PriceUnits |
|                                   | Unit Type          |
|                                   | Land Type          |
|                                   | LT Factor          |

|     |            |      |         |      |   |     |      |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 6221 | Sq. Ft. | Site | 0 | 80. | 0.98 | 9 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 6221.000  | 278,900        | 3,700      | 485,300    | 767,900     |                   | 99869     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 01/28/20  |

| PREVIOUS ASSESSMENT |     | Parcel ID | 151.0-0001-0010.A |           |           |            |             |               |               |            |
|---------------------|-----|-----------|-------------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr              | Use | Cat       | Bldg Value        | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2020                | 101 | FV        | 370,100           | 3700      | 6,221.    | 485,300    | 859,100     | 859,100       | Year End Roll | 12/18/2019 |
| 2019                | 101 | FV        | 273,900           | 3700      | 6,221.    | 455,000    | 732,600     | 732,600       | Year End Roll | 1/3/2019   |
| 2018                | 101 | FV        | 273,900           | 3700      | 6,221.    | 376,100    | 653,700     | 653,700       | Year End Roll | 12/20/2017 |
| 2017                | 101 | FV        | 273,900           | 3700      | 6,221.    | 345,800    | 623,400     | 623,400       | Year End Roll | 1/3/2017   |
| 2016                | 101 | FV        | 273,900           | 3700      | 6,221.    | 315,400    | 593,000     | 593,000       | Year End      | 1/4/2016   |
| 2015                | 101 | FV        | 267,100           | 3700      | 6,221.    | 309,400    | 580,200     | 580,200       | Year End Roll | 12/11/2014 |
| 2014                | 101 | FV        | 267,100           | 3700      | 6,221.    | 287,500    | 558,300     | 558,300       | Year End Roll | 12/16/2013 |
| 2013                | 101 | FV        | 267,100           | 3700      | 6,221.    | 273,600    | 544,400     | 544,400       |               | 12/13/2012 |

| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 350.58 | /Parcel: | 350.5 | Land Unit Type: |
|---------|-----------------|--------------------------------|--------|----------|-------|-----------------|
|---------|-----------------|--------------------------------|--------|----------|-------|-----------------|

!11825!

**USER DEFINED**

Prior Id # 1: 99869

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| FRANK ALISON P, | 66786-350 |      | 2/10/2016 | Convenience | 99         | No | No  |       |       |
| TICEHURST ALLEN | 45483-43  |      | 6/28/2005 |             | 595,000    | No | No  |       |       |
|                 | 15113-108 |      | 7/1/1983  |             | 91,000     | No | No  | Y     |       |

**BUILDING PERMITS**

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name         |
|------------|--------------|-----|--------------|
| 1/28/2020  | Inspected    | PT  | Paul T       |
| 1/20/2018  | MEAS&NOTICE  | HS  | Hanne S      |
| 1/9/2009   | Meas/Inspect | 372 | PATRIOT      |
| 11/2/2005  | MLS          | HC  | Helen Chinal |
| 12/7/1999  | Mailer Sent  |     |              |
| 11/19/1999 | Measured     | 263 | PATRIOT      |
| 1/1/1919   |              | KM  |              |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

